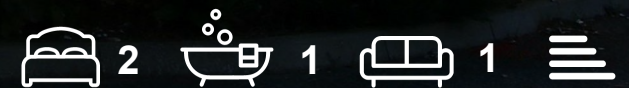




51 Greenland Gardens Great Baddow, Chelmsford CM2 8ZF

£275,000



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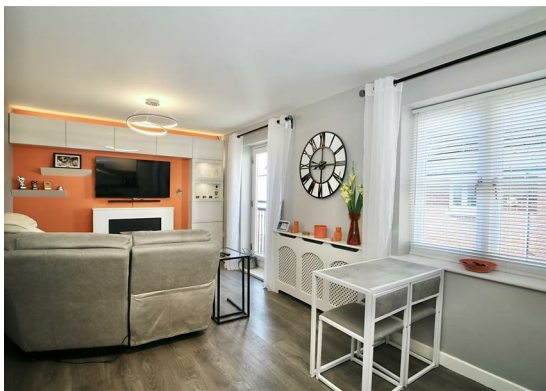
Located on a sought after modern development close to the centre of Great Baddow village, is this two bedroom first floor maisonette, being offered for sale with the benefit of no onward chain.

You enter the property via your own front door into a hallway with a large built-in storage cupboard. Stairs take you up to the first floor with a large storage/boiler cupboard and access to the exceptionally spacious and part-boarded loft space.

To the rear is the open-plan kitchen/living room which features a Juliet style balcony and feature fireplace. The recently upgraded kitchen area includes a range of appliances comprising; an oven, hob, washer/dryer, dishwasher and fridge/freezer. The main bedroom is well-proportioned with a feature corner window, and the second bedroom offers ample space for a bedroom or study if needed for those working from home. There is a great size bathroom, fitted with a white suite and fitted storage cupboards. To the exterior are communal gardens and a pathway leading round to an allocated parking space.

The development is conveniently located with a short walk from The Vineyards shopping area, with Chelmsford Park & Ride is within 2 miles, and the city centre is just 2.5 miles distant.

LEASE: 110 Yrs SERVICE CHARGE/GROUND RENT: £675 P.A.





ENTRANCE HALL WITH STORAGE CUPBOARD

LARGE LANDING AND LOFT AREA

LIVING ROOM/KITCHEN
19'2 x 9'10 (5.84m x 3.00m)

BEDROOM ONE
14'5 x 12'9 max (4.39m x 3.89m max)

BEDROOM TWO
10'9 max x 9'10 max (3.28m max x 3.00m max)

BATHROOM
9 x 5'7 (2.74m x 1.70m)

COMMUNAL GARDENS

ALLOCATED PARKING SPACE



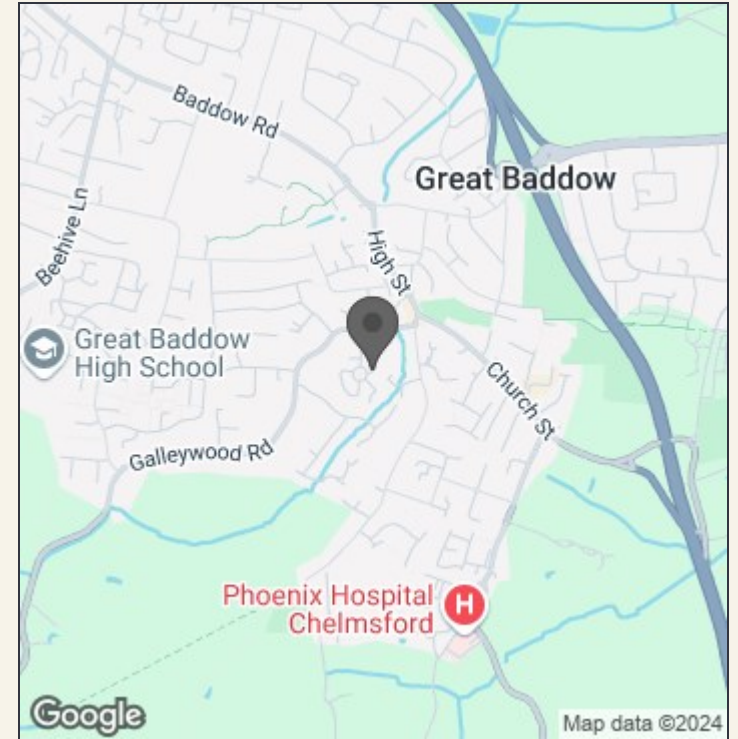


Ground Floor

First Floor

Gross Internal Floor Area : 55.39 m2 ... 596 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



140 High Street
Billericay
Essex
CM12 9DF
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
https://www.ashtonwhite.co.uk

VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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